

925 EAST 8th AVENUE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JULY 8, 2015

MINUTES

I. CALL TO ORDER

A regularly scheduled meeting of the 925 East 8th Avenue Condominium Association, Inc. Board of Directors was called to order at 6:30 pm on location, in Unit #335. Board Members present were Grace Holcomb, and Christine Noble. Also in attendance was owner Lauri Dunn. Liz Decker was not in attendance following the sale of her unit. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM/HEARING

Owner Megan Marquez was present contesting the \$500 fine levied following a second notice regarding an AirBnB rental of her unit.

III. MINUTES

The April 6, 2015 Board Meeting Minutes were presented for review. A motion was made by Christine Noble and seconded by Grace Holcomb approving the April minutes as presented for the records. All Board members voted in favor and the motion passed. This set of minutes will be posted on the website.

IV. FINANCIAL BUSINESS

The June 30, 2015 financials were reviewed and accepted by the Board for the records. The delinquency report was also reviewed and it was noted for the record that the past due account of a previous owner in unit #25 will be written off to bad debt at the end of this calendar year.

V. OLD BUSINESS

Roof Repairs – Due to weather, Douglass Colony Roofing was contacted to inspect the roofing for proper repairs as needed due to a leak in #340. Don Hayden of Douglass Colony has been requested to contact Grace Holcomb on site for the inspection.

Parking Lot Pressure Cleaning and Striping – For the record it was confirmed that this work was completed on July 8, 2015 and that asphalt repairs will be required prior to future striping.

Requests for Satellite Dish Installation – Due to past satellite dishes installed improperly, or interference with the AT&T antennae equipment, requests for satellite dish installation require approval from the Board. Owners will need to submit their intent to install a satellite dish along with the location desired.

VI. NEW BUSINESS

Gas Contract – A motion was made by Grace Holcomb and seconded by Christine Noble ratifying the Board's vote to engage Wood River as the provider for gas. All were in favor and the motion passed. Grace Holcomb will send a copy of the signed contract to Weststar Management.

August 2015 Summer Newsletter – Board Input – This upcoming issue will include details from the July 8th Board Meeting and seasonal articles.

Rental Restriction Violation – A motion was made by Christine Noble and seconded by Grace Holcomb to reduce the \$500 fine levied to account #925235 down to \$200.00. All Board members present voted in favor and the motion was passed.

Other – Board members discussed the lease use restrictions per the documents, ARTICLE 13, Section 13. (c) No lease shall be for less than thirty (30) days. Due to the amendment requirements, the fact that thirty (30) days is considered very short term, and that the Board has not received multiple requests to remove this restrictions, Board members will continue to enforce the rule.

VII. APPOINTMENT OF BOARD MEMBER

A motion was made by Grace Holcomb and seconded by Christine Noble appointing Lauri Dunn to fill the position vacated by Elizabeth Decker following the sale of her unit. All Board members present voted in favor and the motion passed. Motion carried.

VIII. ELECTION OF OFFICERS

A motion was made by Grace Holcomb and seconded by Christine Noble to elect the following slate of officers:

Christine Noble – President
Grace Holcomb – Vice President/Treasurer
Lauri Dunn – Secretary

All Board members present voted in favor and the motion was passed unanimously.

Next Board Meeting – A tentative date was set for Tuesday, September 9, 2015.

IX. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:30 pm.

Approved by _____	date <u>9/15/15</u>
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